# TITLE REPORT

THIS SURVEY WAS BASED ON THE DESCRIPTION FURNISHED FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-872955-SA1, DATED SEPTEMBER 21, 2018.

# LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26. TOWNSHIP 13 SOUT RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26: THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 15.95 CHAINS TO TH NORTHEAST CORNER OF THE LAND CONVEYED BY HECTOR MAC KINNON AND SARAH JANE MAC KINNON TO J. B. REICHARD BY DEED DATED MAY 4, 1893, AND RECORDED IN BOOK 211, PAGE 332 OF DEEDS, RECORD OF SAN DIEGO COUNTY; THENCE SOUTH 7°55' EAST, ALONG THE EASTERLY LINE OF THE LAND SO CONVEYED TO SAID REICHARD 18.41 CHAINS, MORE OR LESS, TO THE NORTHERLY LINE OF THE LAND CONVEYED BY HECTOR MAC KINNON AND SARAH JANE MAC KINNON TO M. CALM AND C. E. CALM, BY DEED DATED MAY 25, 1903 AND RECORDED IN BOOK 323, PAGE 120 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 82 EAST ALONG THI NORTHERLY LINE OF THE LAND SO CONVEYED TO CALM, TO AN ANGLE POINT THEREIN; THENCE NORTH 46° EAST ALONG THE NORTHERLY LINE OF THE LAND SO CONVEYED TO SAID M. CALM AND C. E. CALM, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH ALONG SAID WEST LINE 375 FEET, MORE OF LESS, TO THE POINT OF FORM NO. 1068-2 COMMITMENT NO.: NCS-872955-SA1 ALTA PLAIN LANGUAGE COMMITMENT PAGE NUMBER: 5 BEGINNING.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY FINAL ORDER OF CONDEMNATION RECORDED JUNE 18, 1964 AS INSTRUMENT NO. 110388 OF OFFICIAL RECORDS, BEING THAT PORTION OF LAND DESCRIBED IN PARCEL 1B-AMENDED, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED TO J. B. REICHARD FROM HECTOR MAC KINNON, ET UX, RECORDED IN BOOK 211, PAGE 332 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF SAID REICHARD LAND N.83°09'19"E., 56.67 FEET TO A POINT IN THE EAST LINE OF THAT PARCEL OF LAND CONVEYED TO TOM M. GIM BY DEED RECORDED DECEMBER 23, 1949 IN BOOK 3431, PAGE 200 OF OFFICIAL RECORDS; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID EAST LINE S.21°14'19"W., 352.90 FEET, TO A LINE PARALLEL WITH AND 20 FEET NORTHERLY OF THE CENTER LINE OF THE COUNTY ROAD KNOWN AS SAN ELIJO SLOUGH ROAD AND ALSO AS ROAD SURVEY 139, AS IT EXISTED IN NOVEMBER 1957; THENCE ALONG SAID PARALLEL LINE N.65°56'09"E., 324.74 FEET; THENCE N.65°44'46"E., 547.55 FEET TO A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 980.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 413.21 FEET THROUGH AN ANGLE OF 24°09'30"; THENCE TANGENT TO LAST CURVE N.42°35'16"E., 69.67 FEET TO A LINE BEARING S.47°24'44"E., FROM A POINT BEING AT COORDINATES Y=309,013.29 FEET AND X=1, 690,070.67 FEET; THENCE LEAVING SAID PARALLEL LINE N.47°24'44"W., 20.00 FEET TO LAST COORDINATED POINT; THENCE S.42°35'16"W., 69.67 FEET TO A POINT IN A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 960 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 255.87 FEET THROUGH AN ANGLE OF 15°16'16" TO A POINT IN A NON—TANGENT LINE, SAID LINE BEING THE EASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO TOM M. GIM BY DEED RECORDED MAY 02, 1950 IN BOOK 3604, PAGE 87 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID EAST LINE S.7°39'44" E., 11.60 FEET TO THE SOUTHEAST CORNER OF SAID GIM'S LAND; THENCE CONTINUING ALONG SAID GIM'S LAND S.83°09'19"W., 802.84 FEET

THE BEARINGS, DISTANCES AND COORDINATES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA CO-ORDINATES SYSTEM, ZONE 6.

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26: THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTH 89°23'40" EAST. 350.65 FEET: THENCE SOUTH 42°36'54" WEST, 520.21 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 0°14'06" EAST TO THE POINT OF BEGINNING. EXCEPT THEREFROM HALF OF ALL OIL, MINERALS, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW 500 FEET BENEATH THE SURFACE AS DESCRIBED IN DEED TO W. WABE, AMBROSE, ET AL. RECORDED DECEMBER 19, 1960 AS DOCUMENT NO. 244973 OF OFFICIAL

APN: 261-210-01-00 (AFFECTS PARCEL 1)

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE6, NAD 83, (2007) EPOCH 2011.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS DSMI AND P472 BEING NORTH 39°09'10" WEST AS DERIVÉD FROM GEODETIC VALUES PUBLISHED BY THE SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA RESOURCE CODE. DISTANCES SHOWN HEREON ARE GROUND DISTANCE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY A COMBINATION FACTOR OF 0.99997074 (CALCULATED AT MONUMENT #1 OF THE RECORD OF SURVEY PREPARED BY BORCHARD SURVEYING AND MAPPING.

# **BENCHMARK**

CONTINUOUS GPS STATION "DSME" IN THE CALIFORNIA SPATIAL REFERENCE NETWORK ELEVATION = 299.94' (NAVD88)

# FLOOD ZONE INFORMATION:

THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE A CITY OF ENCINITAS 060726 OF THE FEMA FLOOD ZONE DESIGNATION AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP NO. 0604731045G REVISED MAY 16, 2012. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS ARE UNDETERMINED BY FEMA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

# **EXISTING EASEMENTS**

AFFECTS: PARCEL 1, AS DESCRIBED THEREIN

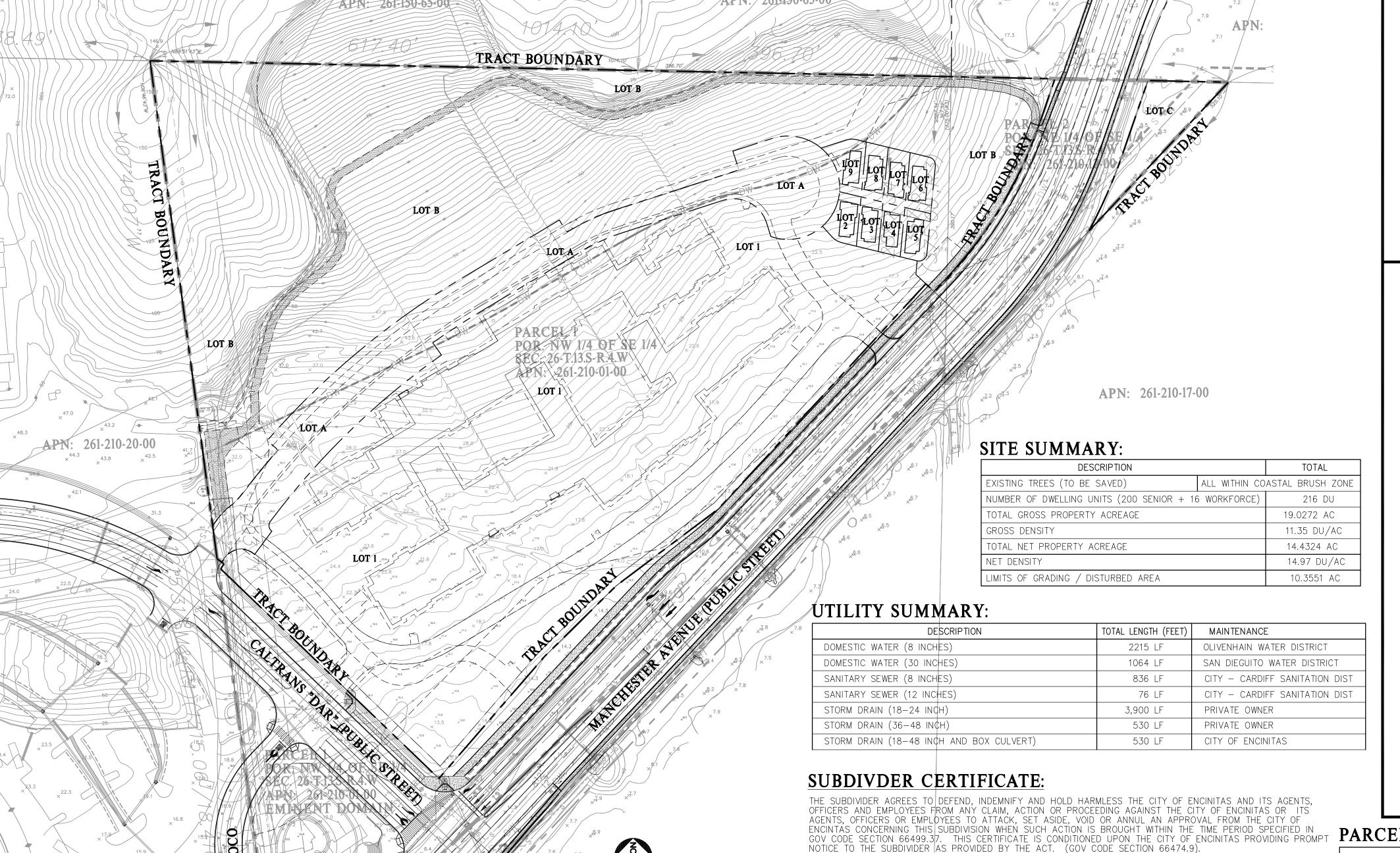
- 5. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1898 IN BOOK 275 OF DEEDS, PAGE 260. IN FAVOR OF: COUNTY OF SAN DIEGO AFFECTS: AS DESCRIBED THEREIN
- [THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.] 6. AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1925 IN BOOK 1129 OF DEEDS, PAGE 23. IN FAVOR OF: SAN DIEGUITO IRRIGATION DISTRICT
- [THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.] 7. AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1925 IN BOOK 1129 OF IN FAVOR OF: SAN DIEGUITO IRRIGATION DISTRICT
- AFFECTS: PARCEL 2, AS DESCRIBED THEREIN [THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]  $\langle$  8.angleAN EASEMENT FOR PIPE LINE OR PIPE LINES FOR THE TRANSMISSION OR DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 1950 AS INSTRUMENT NO. 30871 IN BOOK 3543, PAGE 362 OF OFFICIAL IN FAVOR OF: SAN DIEGUITO IRRIGATION DISTRICT AFFECTS: PARCEL 1, AS DESCRIBED THEREIN
- [PLOTTED HEREON] TO BE QUITCLAIMED WITH THIS PROJECT AND RE-DEDICATED PER EASEMENT "D" HEREON 9. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 16, 1961 AS INSTRUMENT NO. 123383 OF OFFICIAL RECORDS (AFFECTS PARCEL 1
- 10. AN EASEMENT FOR ROAD AND PUBLIC UTILITIES TOGETHER WITH RIGHT TO DEDICATE SAME TO PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1963 AS INSTRUMENT NO. 72103 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GERATICS, A CALIFORNIA CORPORATION IN THAT CERTAIN AGREEMENT
- [NOT PLOTTED BLANKET IN NATURE OF PARCEL 1] 11. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JUNE 18, 1964 AS INSTRUMENT NO. 110388 OF OFFICIAL
- √ 12.⟩ AN EASEMENT FOR CONSTRUCTING AND MAINTAINING A PUBLIC STREET (INCLUDING, IF GRANTEE OR ITS.) SUCCESSORS AND/OR ASSIGNS SO DETERMINES, CURBS, GUTTERS, SIDEWALKS, CROSS-GUTTERS, AND OTHER APPURTENANCES) AND PUBLIC WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY AND STORM DRAIN AND OTHER UTILITIES, PIPES, WIRES, MAINS, POLES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 1974 AS INSTRUMENT NO. 74-239312 OF OFFICIAL RECORDS. IN FAVOR OF: PIEDMONT CONSTRUCTION CO., A PARTNERSHIP
- AFFECTS: PARCEL 1, AS DESCRIBED THEREIN 13.\an easement for locating, relocating, replacing, renewing, constructing, reconstructing, altering, CHANGING THE SIZE OF, IMPROVING, PATROLLING, OPERATING, CLEANING, INSPECTING AND REPAIRING THE ESCONDIDO SEWER, OUTFALL PIPELINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 1975 AS INSTRUMENT NO. 75-038226 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF ESCONDIDO, A MUNICIPAL CORPORATION
- AFFECTS: PARCEL 2. AS DESCRIBED THEREIN 14. AN EASEMENT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR REPLACEMENT AND RECONSTRUCTION OF SEWER PIPE LINES AND IN MAINS, MANHOLES, SEWER LATERAL PIPE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1975 AS INSTRUMENT NO. 75-370845 OF OFFICIAL RECORDS. IN FAVOR OF: ROBERT BAILEY, INC. AFFECTS: PARCEL 1, AS DESCRIBED THEREIN
- [THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.] /15.\AN EASEMENT FOR INSTALLING, MAINTAINING, REPAIRING AND/OR RENEWING SANITARY SEWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 20, 1977 AS INSTRUMENT NO. 77-432759 OF OFFICIAL RECORDS. IN FAVOR OF: PIEDMONT CONSTRUCTION, CO. AFFECTS: AS DESCRIBED THEREIN
- [PLOTTED HEREON] 16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SANITARY SEWER CONNECTION AGREEMENT" RECORDED NOVEMBER 02, 1977 AS INSTRUMENT NO. 77-454225 OF OFFICIAL RECORDS.

17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SANITARY SEWER CONNECTION

- AGREEMENT" RECORDED NOVEMBER 16, 1977 AS INSTRUMENT NO. 77-474465 OF OFFICIAL RECORDS.  $^{\prime}$ 18.\an easement for installation, construction, operation, maintenance, repair, replacement, and RECONSTRUCTION OF SEWER PIPE LINES AND/OR MAINS, MANHOLES AND SEWER LATERAL PIPE LINES AND INCIDENTAL PURPOSES. RECORDED DECEMBER 14, 1977 AS INSTRUMENT NO. 77-516697 OF OFFICIAL RECORDS IN FAVOR OF: CARDIFF SANITATION DISTRICT
- AFFECTS: AS DESCRIBED THEREIN 19. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 03, 1983 AS INSTRUMENT NO. 83-144343 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
- [THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.] (20.) AN EASEMENT FOR RIGHT OF WAY, PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1999 AS INSTRUMENT NO. 1999-0193668 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ENCINITAS, STATE OF CALIFORNIA AFFECTS: AS DESCRIBED THEREIN

[PLOTTED HEREON]

# THE CITY OF ENCINITAS TENTATIVE TRACT MAP NO. XXXXX FOR CONDOMINIUM PURPOSES



# PENDING EMINENT DOMAIN ACTION:

- 1 CALIFORNIA TRANSPORTATION COMMISSION NOTICE OF INTENT TO ADOPT RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN (CODE OF CIVIL PROCEDURE, SECTION 1245.235).
- 11-SD-5-PM 38.7 EA 2T1729
- PROJECT #1100020362 PARCEL 34989-1, 2, 3, 4

# PROPOSED EASEMENTS / DEDICATIONS

- $\langle {f A} 
  angle$  easement for sewer purposes to city of encinitas
- $\langle \mathbf{B} \rangle$  easement for emergency access to city of encinitas
- $\langle \, {f C} \, 
  angle$  easement for domestic water purposes to the olivenhain water district
- EASEMENT FOR DOMESTIC WATER PURPOSES TO THE SAN DIEGUITO WATER DISTRICT
- ,  ${f E}$  angle easement for public trail pedestrian access to the city of encinitas
- $\langle \; \mathbf{F} \; 
  angle$  easement for open space preservation to nature collective
- $\langle \mathbf{G} 
  angle$  easement for public flowage easement for zone a, 100 year flood zone to city of encinitas.
- $\langle \mathbf{H} 
  angle$  easement for public drainage to city of encinitas.
- RECIPROCAL ACCESS AGREEMENT EASEMENT OVER LOTS A & 2-9 FOR ACCESS, DRAINAGE AND UTILITIES.

REVISIONS

 $\langle$   ${f J}$  angle easement for public sidewalk purposes to city of encinitas

NO. DATE

EASEMENT FOR COASTAL SAGE SCRUB OPEN SPACE PURPOSES

# GENERAL NOTES

TERRY P. AU, RCE 68466

EXISTING LAND USE: AGRICULTURE EXISTING GENERAL PLAN LAND USE DESIGNATION: RR2 (RURAL RESIDENTIAL)

APN: 261-210-17-00

- EXISTING COMMUNITY AREA: CARDIFF-BY-THE-SEA EXISTING ZONING: RR2 (RURAL RESIDENTIAL)
- SURROUNDING ZONING: R3 TO THE SOUTHWEST AND NORTH, RR2 TO THE NORTHWEST, P/SP TO THE NORTHEAST, AND ER/OR/PK TO THE SOUTH AND EAST PROPOSED LAND USE: 200 UNIT SENIOR CARE FACILITY AND 8 SINGLE FAMILY LOTS FOR 16 WORKFORCE AFFORDABLE HOUSING UNITS.
- PROPOSED NUMBER OF LOTS: 9 NUMBERED RESIDENTIAL LOTS AND 3 LETTERED LOTS. THE SITE IS IN THE STATE COASTAL ZONE. THE SUBDIVIDER IS NOT SEEKING THE CREATION OF A SPECIAL DISTRICT. 10. GAS SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA GAS COMPANY. ELECTRICAL SERVICE WILL BE PROVIDED BY THE SAN DIEGO GAS AND ELECTRIC.
- TELEPHONE SERVICE WILL BE PROVIDED BY SBO 13. CABLE T.V. SERVICES WILL BE PROVIDED BY COX COMMUNICATIONS. 4. DOMESTIC WATER, RECLAIMED WATER WILL BE PROVIDED BY OLIVENHAIN MUNICIPAL WATER DISTRICT 15. WATER TRANSMISSION MAINLINE THROUGH SITE BY SAN DIEGUITO WATER DISTRICT . SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ENCINITAS
- 17. ON SITE SURFACE RUNOFF WILL BE COLLECTED IN APPROVED DRAINAGE STRUCTURES AND CONVEYED OFF SITE. 18. THE DEVELOPER WILL COMPLY WITH ALL ENERGY CONSERVATION MEASURES SET FORTH IN TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE 19. PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO EXISTING SEWER SYSTEM IN ACCORDANCE WITH THE CITY OF ENCINITAS STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER FACILITIES. 20. PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING WATER SYSTEM IN ACCORDANCE
- WATER AND RECLAIMED FACILITIES. THE PROPOSED DEVELOPMENT IS WITHIN THE ENCINITAS UNION SCHOOL DISTRICT GRADED SLOPES SHALL BE 2:1 MAXIMUM, UNLESS OTHERWISE SHOWN. THE PURPOSE OF THIS TENTATIVE MAP IS TO CREATE LEGAL PARCELS FOR CONDOMINIUM PURPOSES, PROVIDING

WITH THE OLIVENHAIN MUNICIPAL WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF

- INFRASTRUCTURE AND ACCOMPLISHING GRADING FOR THESE PURPOSES AND TO CREATE POSITIVE DRAINAGE FOR 24. RECIPROCAL INGRESS/EGRESS VEHICULAR AND PEDESTRIAN ACCESS EASEMENT OVER LOT A FOR THE BENEFIT OF 20. ALL LOCAL DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO CITY OF ENCINITAS
- 21. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. 22. ALL SIDEWALK, CURB RETURNS AND PEDESTRIAN CROSSINGS WILL MEET THE TITLE 24 AND AMFRICAN DISABILITIES ACT REQUIREMENTS AND ARE ACCESSIBLE FOR PEDESTRIAN AND HANDICAP CIRCULATION. 23. ALL SIDEWALKS SHALL CONFORM TO CITY OF ENCINITAS ENGINEERING STANDARD PLANS. 24. ALL CURB RETURNS AND ACCESS RAMPS SHALL CONFORM TO CITY OF ENCINITAS ENGINEERING STANDARD
- 25. PROPOSED SANITARY AGENCY CITY OF ENCINITAS WITH AGREEMENT WITH EDCO WASTE AND RECYCLING 26. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED, AS REQUIRED, TO THE OLIVENHAIN WATER DISTRICT AND THE SAN DIEGUITO WATER DISTRICT FOR WATER PURPOSES AS SHOWN HEREON.
- 27. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED, AS REQUIRED, TO THE CITY OF ENCINITAS FOR SEWER AND STORM DRAIN PURPOSES AS SHOWN HEREON. 28. EASEMENTS FOR EMERGENCY ACCESS SHALL BE DEDICATED OVER THE PRIVATE STREETS AS SHOWN HEREON TO THE CITY OF ENCINITAS. 29. ANY PROPOSED STORMFILTERS WILL BE MAINTAINED BY PRIVATE OWNER. ). THERE ARE NO CURRENT BUS STOPS IN THE VICINITY.
- 31. CALTRANS IS PROPOSING A RIDE SHARE FACILITY ADJACENT TO THE SITE TO THE SOUTHWEST.

### URBAN RESOURCE CONSULTING CIVIL ENGINEERS 23 MAUCHLY, SUITE 110 IRVINE, CA 92618 C 68466 PHONE: 949-727-9095 **\**★\ EXP. 9-30-21 /★// FAX: 949-727-9098

(OWNER)

DATED

YASUDA FAMILY, LLC ENCINITAS, CA 92024

### SUBDIVIDER: GS BV ENCINITAS, LLC 444 SOUTH CEDROS AVE. SUITE 172 SOLONA BEACH, CA 92075 PHONE: 858-735-7569

THE BUILDING WALL TO TOP OF ALL ROOF ELEMENTS.

• BUILDING SETBACKS ARE MEASURED FROM PROPERTY LINE.

• MAXIMUM BUILDING HEIGHT (PER DEVELOPMENT STANDARDS):

•• MANCHESTER AVE: 2 STORIES OR 22 FT (WHICHEVER IS LESS)

• MAXIMUM BUILDING HEIGHT (PER SAC MEETING NOVEMBER 11TH, 2017)

•• 30 FT FROM THE LOWER OF THE FINISHED OR EXISTING GRADE AT

**SHEET INDEX** 

EXISTING CONSTRAINTS MAP

MAP LOT DIMENSIONS AND AREAS 4

TENTATIVE TRACT MAP

PRELIMINARY UTILITIES

SLOPE ANALYSIS EXHIBIT

SITE HAS ZONE DESIGNATION RR2 (RURAL RESIDENTIAL) PER THE

DEVELOPMENT STANDARDS GUIDELINES. SETBACKS ARE AS FOLLOWS:

TYPICAL SECTIONS PRELIMINARY GRADING

ZONING INFORMATION

• FRONT SETBACK: 30 FT

• REAR SETBACK: 25 FT

• MIDRANGE DENSITY: 1.5

• LOT DEPTH: 150 FT

• NET LOT AREA: 21,500 SQ. FT.

• PANHANDLE WIDTH ON A FLAG LOT (20 FT

• LOT COVERAGE (MAXIMUM PERCENTAGE) 35%

• STREET SIDE YARD SETBACK: 15 FT

• SIDE (STREET SIDE) SETBACK: 15 FT

• DENSITY: (MAXIMUM DWELLING UNITS PER ACRE): 2.0

• CUL-DE-SAC LOT WIDTH (MEASURED AT FRONT SETBACK): 30 FT

• SIDE (INTERIOR) SETBACK: 10 FT

San Elijo State Beach **VICINITY MAP** 



DESCRIPTION	AREA (ACRES)		MAINTENANCE
EX PARCEL 1	17.4568		VARIES
EX PARCEL 2	1.5704		VARIES
TOTAL GROSS PROPERTY ACREAGE	19.0272		
PUBLIC STREET RIGHT OF WAY / STREET EASEMENTS	-2.0478		CITY
REMAINDER PORTION EX. PARCEL 1 (LOT C)	-0.2108		PRIVATE OWNER
PENDING CALTRANS EMINENT DOMAIN ACTION	-2.3362		CALTRANS
TOTAL NET DEVELOPABLE PROPERTY ACREAGE	14.4324		PRIVATE OWNER
		NET AREA (ACRES)	
PROPOSED LOT 1 (RESIDENTIAL SENIOR CARE)	6.7667	5.3947 *	PRIVATE OWNER
PROPOSED LOT 2 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0484	0.0412 *	PRIVATE OWNER
PROPOSED LOT 3 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0407	0.0341 *	PRIVATE OWNER
PROPOSED LOT 4 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0407	0.0341 *	PRIVATE OWNER
PROPOSED LOT 5 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0472	0.0394 *	PRIVATE OWNER
PROPOSED LOT 6 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0529	0.0452 *	PRIVATE OWNER
PROPOSED LOT 7 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0452	0.0387 *	PRIVATE OWNER
PROPOSED LOT 8 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0452	0.0387 *	PRIVATE OWNER
PROPOSED LOT 9 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0584	0.0329 *	PRIVATE OWNER
PROPOSED LOT A (PRIVATE STREET / RECIPROCAL ACCESS)	1.2376		PRIVATE OWNER
PROPOSED LOT B (LANDSCAPE / NATURE COLLECTIVE EASEMENT)	6.0494		PRIVATE OWNER
TOTAL NET DEVELOPABLE PROPERTY ACREAGE	14.4324		PRIVATE OWNER
TOTAL NET RESIDENTIAL PROPERTY ACREAGE		5.699	PRIVATE OWNER
PROPOSED LOT C (LANDSCAPE / NATURE COLLECTIVE EASEMENT)	0.2108		PRIVATE OWNER
TOTAL TENTATIVE TRACT MAP PROPERTY ACREAGE	14.6432		PRIVATE OWNER

AVERAGE LOT SIZE: 1.2203 ACRES

MINIMUM LOT SIZE: 0.0407 ACRES \* EASEMENT DEDUCTIONS FROM GROSS AREA BY TYPE AND AREA FOR EACH AFFECTED LOT MAXIMUM LOT SIZE: 6.7667 ACRES \* LOT 1: 1.3720 AC DEDUCTION FOR PUBLIC UTILITY, ACCESS, DRAINAGE, TRAIL & FLOWAGE \* LOT 2: 0.0072 AC DEDUCTION FOR PUBLIC UTILITY \* LOT 3: 0.0066 AC DEDUCTION FOR PUBLIC UTILITY \* LOT 4: 0.0066 AC DEDUCTION FOR PUBLIC UTILITY \* LOT 5: 0.0078 AC DEDUCTION FOR PUBLIC UTILITY

\* LOT 9: 0.0255 AC DEDUCTION FOR PUBLIC UTILITY TENTATIVE TRACT MAP NO. XXXXX FOR CONDOMINIUM PURPOSES

COMMUNITY DEVELOPMENT DEPARTMENT

TITLE SHEET CITY OF ENCINITAS

\* LOT 6: 0.0077 AC DEDUCTION FOR PUBLIC UTILITY

\* LOT 7: 0.0065 AC DEDUCTION FOR PUBLIC UTILITY

\* LOT 8: 0.0065 AC DEDUCTION FOR PUBLIC UTILITY

TENTATIVE TRACT MAP FILE CASE # XX SHEET 1 OF 9

DATE PREPARED: MARCH 24, 2020

